

Surf Pines Breeze

Newsletter of the Surf Pines Association

January 2013 Vol. XIX, No. 2

President's Comments



By Brian Radditz



So how windy was it? Reports were over 100 MPH at the Astoria Megler Bridge and here in Surf Pines maybe upwards of ninety. It's a reminder to all of us to be prepared. After the 2007 storm and all the work done by the Roads and Grounds committee members you would think there couldn't possibly be more trees to come down. Thanks to John Gates and friends for clearing our roads in record time and making sure our neighbors were all safe.

There was a tsunami alert from the NOAA alert system, John notified me and we discussed our possible course of action. By late evening the alert from NOAA was downgraded so no action was necessary. These two events so close together begs the question of how prepared are we.

I called a special meeting of the SPA Board on November 30 at the meeting house to consider this question. Board member Susan Holloway obtained an excellent resource of three people representing the Red Cross and the Nehalem Disaster Preparedness Group. Our discussion was very productive and exceeded my expectations. The meeting ended with a promise of follow-up at our regularly scheduled meeting on December 7. Please read the information about this in this issue of the *Breeze*.

The SPA Board has decided that we will work with the Red Cross and with our neighbors help, we will become a neighborhood that is better prepared for a disaster. Susan Holloway has volunteered to be our champion for this project so you will see some future correspondence from her. We have a large and diverse homeowner association which creates challenges but also opportunities to build a quality preparedness plan. We learned that a good plan requires a "Buy In" and participation from its beneficiaries to be effective. Please join the board, John Gates and Debbie Eddy in making this a great plan for the Surf Pines homeowners.





Real Estate

by Karen Radditz



The Real Estate market is heating up in Oregon and along the North Coast. There are more sales in Clatsop County than the previous three years, and more buyers looking to purchase homes. Home and land sales are starting to creep up a bit. Homes that are priced correctly for the fickle market are selling within the

first sixty days. Indications are that housing prices are not going to see much of an increase in the next several quarters. Oregon, as compared to the east coast, is still in a declining market. Oregon and Washington historically lag behind the rest of the country with regards to any economic improvement.

The median price for home sales in Clatsop County has gone from \$192,000 in 2011 to \$212,000 in 2012 county wide. That is not showing a pricing up tick, but that slightly more expensive homes are selling. The average days on market in 2011 was 196; 2012 has increased to 212. Actual home sales in Surf Pines for 2011 was three; 2012 has shown improvement due to the foreclosures and short sales for twelve sold. Inventory is one third of the previous three years. Sold homes actual sales price in Surf Pines is down 45% from 2011 to 2012.

We currently have ten homes for sale, and thirteen land listings. One pending sale on Malarkey and five land sales in 2012. There are two new homes under construction. The construction site on High Surf and Manion, 1.07 acre, ocean view lot sold for \$70,000 bankruptcy sale. Incredible value for an Ocean view lot. Unfortunately the sold prices affect all of us, as appraisers are forced to use the most recent comparables to base value on. The best advice for 2013 is to stay calm and carry on. We live in a wonderful neighborhood that offers quality living as compared to most urban settings.

For complete listings go to surfpines.org.

Security Corner

by John and Carol Gates



Carol and I would like to start the New Year off by saying thank you to all of our friends and neighbors here at Surf Pines. It is because of you that our job is so enjoyable.

During the next twelve months we will be replacing all gate codes for both homeowners and contractors.

The reason for this is that they have never been changed and over the years many codes have been given to businesses and nonresidents and the security here has been jeopardized. Once you receive your new code please do not give it out. Use the monthly guest codes for visitors or contractors. I will notify you of your new code. Until then, continue using your present one. If you have any questions feel free to call me. If you are not in the gate directory and would like to be just let me know. This enables you to access the gate by pressing "9" on your land line telephone.

Once more, I would like to emphasize how important it is for us to have your updated emergency information. We have already had several incidences where we have had to notify homeowners of leaks or damage because of the strong wind and heavy rain. There were times we had old information and were not able to reach the homeowner. So take a minute and be sure we have your contact information!

Thank you for notifying me when you are going to be gone. It gives me a heads up on properties that are vacant and I can be more vigilant on my rounds.

I would also like to ask your continued support in following the speed law in Surf Pines. It helps to keep our residents, pets, and wildlife safe.

Have a safe and prosperous 2013!

Want to get to know your neighbors?

by Bonnie Rogie



Then join the Surf Pines Community Relations Committee, we are always looking for people to join our committee, host a party, or even just give us suggestions. Feel free to contact me at 503-717-1003, or Katie Weber, 503-738-5986 if you have any

ideas or suggestions.

Surfpines.org

The Surf Pines website continues to expand in content and viewers. If you have not already registered as a resident, check out all the information available about our neighborhood. If you do not have a registration code contact Jeff Hall at jlh434@mac.com to receive one. Recently added to the **Home** page is **Resident News & Alerts** to find quick links to events that effect you as a resident, such as: safety improvements planned for Highway 101 between Surf Pines and Camp Rilea, whale watching, board and committee minutes and agendas, etc. Website links have been added to **Community Contacts** to help you quickly find information about holiday trash pickup, school calendars, animal control, clamming requirements, etc. Interested in free trees and wood chips? Find details on the website.

Access the opt out form by clicking on **Contact Us**. Selecting this enables members to opt out of receiving mailed copies of the Owner's Guide, Surf Pines Directory, and the *Breeze* to help reduce paper and save the association money. When you opt out you will receive an email indicating whenever any of these documents are updated.

Emergency Planning

by Susan Holloway, Surf Pines Board of Directors



The Board of Directors met with representatives of the Red Cross on November 30, 2012. The meeting was led by Cecelia Pratt, American Red Cross Readiness Specialist for the north coast. Two volunteer community organizers from the Manzanita area accompanied her. The meeting

had been arranged by the Board after the Tsunami warning in October, realizing that our community was not prepared for a weather or natural disaster event that could result in days without power, extensive damage to homes, and isolation from emergency services.

The Board was extremely impressed with the resources offered us by the American Red Cross. The preparation and organization that has been done by the group from Manzanita (which began after the wind storm of 2007 that left them without electricity for up to 10 days) can be emulated by our association. It will give us tools and resources among ourselves that will create an organized response to any disaster.

The Board will undertake an **Emergency Preparedness Project**. This might include:

1. Community education meetings
2. A community emergency response team
3. Red cross shelter volunteers
4. A medical reserve corps
5. Mapping of skills, resources, and needs within our community

Susan Holloway will lead this project. The Board will continue to organize the plan throughout the winter. Susan would like to hear from interested volunteers. The Board will continue to keep you informed with more information about this project.

Neacoxie/Sunset Lake

submitted by Robin Rhodes

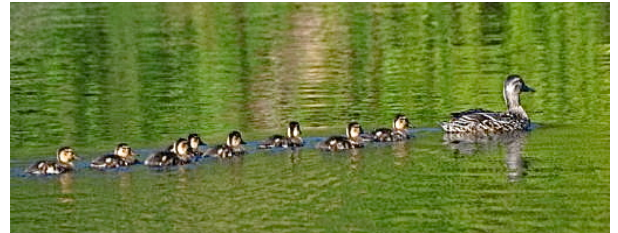


The next meeting for the Neacoxie/Sunset Lake Community Association will be in June 2013. Following our most recent meeting, lake resident, David Furbush, felt it important to share the following information.

It will soon be spring, time to start yard work and for those of us that live along the Neacoxie/Sunset Lake, we need to keep the river clean, as well. We can do both at the same time with no additional work but do it in way which keeps the lake clean. Here are a few ideas that can benefit us all:



- Do not put anything in the lake that you would not eat or drink (ex., chemicals).
- When fertilizing or using weed or moss killer, do not over do it. Put less near the bank of the lake. The chemicals, nitrogen or phosphates in the fertilizer and weedkiller will leech into the lake. If you can, use organic fertilizers that would be better for the lake.
- Do not put yard waste back into the lake or on the bank of the lake. Place it as far as you can away from the lake. The yard waste will decompose and that will put high levels of nitrogen into the lake.
- Cutting the underwater grass that grows in the lake: If it is cut in the water, it will multiply. Cut the grass off as far down as you can and place it into a compost pile. Do not leave it in the water. The best one can do is keep it thinned out.
- The number of lily pads we now have in the lake diminishes the water quality in the lake. We each need to work at reducing them. Lily pads grow from a tuber under the water. In the spring and all summer long the tuber will send up shoots upon which a lily pad will form. The tuber grows because of the nitrogen in the water and the lily pad grows with the sunlight through photosynthesis. By cutting off the lily pads you reduce the growth of the tuber. If you keep cutting off the lily pads two or three times per summer, over two or three years, the tuber will die. They are like dandelions, in that they will come back. Put all lily pads and underwater grasses into a compost pile. Within 60 days it will be ready to be used as mulch in your garden. If you have someone mow your lily pads and underwater grasses, do not let them dump the cuttings back into the lake or onto the lake bank. There they will only decompose and result in high levels of nitrogen in the lake.
- If you cut back the grasses and brush in and along the lake bank, remember that birds use the grasses and brush between April and September each year. Deer and elk feed on these grasses and brush during the winter. If you cut back in September, please leave some of the brush for animals to feed on. All of these cuttings need to be removed and put with the rest of your yard waste.



If we property owners along the lake apply these ideas, then we will improve the water quality in the lake and we will all be able to enjoy the aquatic life in the lake for many years to come. Everyone living in our community will be able to enjoy the animals and birds that a healthy lake provides.



photos by Greg Hutzell

Nature Watch



By Greg Hutzell

For reasons not always clear, we may develop an affinity for certain animals and plants. For me I have a special interest in the American Bison. I've read numerous books about them and once drove a considerable distance out my way in order to drive through the National Bison Range Wildlife Reserve outside of Missoula, Montana, so I could see them up close. For easier viewing, several bison can be seen at the L-Bar T Bison Ranch just outside of Forest Grove. Certainly their history of being plundered and then saved from the brink of extinction is compelling. As for birds, and fortunately local to Surf Pines, I am fascinated with the Ring Necked Pheasant because of its size, stunning plumage, and arresting barn yard call.

When it comes to plants, two northwest natives are my clear favorites; the unique Vine Maple (*Acer circinatum*) and regal Western Sword Fern (*Polystichum munitum*). If I were starting from scratch to landscape a new yard, among the thousands of plants to choose from, these two would out number all my other selections.

The Vine Maple is sometimes considered an ornamental because of its seasonal variations of color. New and mature foliage is bright shades of green, and fall colors include gold, red, and orange. In the spring it produces a distinct, yet small purple and white flowers. The seeds of the tree are similar to those of other species of maple, with their whirly-bird design. The seeds are commonly eaten by song birds, game birds, and various mammals. The scientific name refers to the rounded or circular shape of the leaves. Sometimes the tree is categorized as a shrub because it has small diameter vine like trunks that rise up from a center base. They grow specifically here in the northwest, from southern British Columbia and down the coast to northern California. They can get to forty feet tall, however the typical ones in the garden, are more often limited to eight to fifteen feet. They tolerate pruning quite well, with eager new shoots ready to sprout from any cut limbs. I have not found they transplant well, and I've yet to figure out why that's the case. I've tried adding them here at Surf Pines, but the deer have a different idea about what plants I should grow.

Ferns, and especially our ubiquitous Sword Fern, can be found throughout the northwest. The Sword Fern is one of over 10,000 species of fern living in damp, shady places around the world. The majestic Sword Fern is one of the first images that come to mind when someone says "northwest native plant." Anyone who has walked about Surf Pines, or walked a forest trail will immediately recognize it. Sturdy evergreen fronds that eventually form a clump three to four feet tall and wide, forming sturdy, upright majestic clumps of fronds. The new growth with reddish mid-ribs contrasts with the light green blades of the fronds. Interestingly the upright, fertile fronds are deciduous; the basal clump of sterile fronds, evergreen. They never have flowers and fruits but instead reproduce by spores typically produced on the lower side of the fronds or 'leaves' or on specialized spore-bearing fronds. They are virtually disease and pest-free, and adapt to many different soil conditions, moist to dry. Besides the Sword Fern, some forty other species of fern can be found in the northwest including Licorice Fern, Maidenhair Fern, Deer Fern, Giant Chain Fern, and Lady Fern.



We have much to enjoy about the variety of unique flora and fauna in the northwest. So whether you are partial to a mammal, bird, or plant, there is something special about those species that are native to the northwest, and to our own Surf Pines community.

A Tribute to our Community

Page 6

by Wayne and Lucia Fleming



September will complete a year of worry for Wayne and I. We became aware of just how much our friends in Surf Pines care for us. I was diagnosed in July 2011 with cancer; September of that year, I had surgery.

Community Relations heard of our distress and immediately went into action by providing many prayers and moral support by way of hot meals, phone calls checking for anything we might need. This is the main reason we are sharing this information with you through the *Breeze*.

The Community Relations ladies don't just plan the events, i.e. Christmas party, the picnic or garage sale. Privately, we have raised money for the food bank. Remember that great quilt we raffled? We also knitted hats for preemies at Providence Hospital and we will always reach out in situations like ours.

Do you need some help, moral support, an appointment you need help with? Call on Community Relations. Don't be embarrassed to ask for help. There are even prayers available. If you don't ask, we won't know. Call Bonnie Rogie or Katie Weber. They network with those of us who are willing to help anyone in Surf Pines and beyond.

My many thanks to "mama hen", Colleen Rockwell, Katie Weber, Colleen Casaleggio, Lu Thornton, Chrissy Cooper, Vicky Schiele, Ruth Baum, Norma Keever, Carol Gates, Debbie Proyect, Peggy Dawson, Rose Petersen, Kathy Hawes, and the wonderful men in their lives who have all been so caring and protective! Thanks George Von Weller for my private stash of truffles. I received wonderful cards and phone calls from many concerned neighbors such as Nancy & Tom Wilcox, Nancy & Don Kruger, Diane & Wayne McVey. If I've left someone out, I beg your forgiveness. These are God's angels.....I call them friends!

We are humbled and blessed beyond measure. Thank you all!



Community, Community, Community....



2012 Surf Pines Holiday Party

On the first of December, Michael and Liz Steszyn at 90002 Manion Drive, hosted our annual Holiday Party. We had over sixty residents who fought the wind, rain and dark night to join us for this festive occasion. Liz and Michael have a lovely home that is great for entertaining and I believe everyone in attendance would agree with me. We had some new attendees which is what we always hope will happen. Those in attendance visited, ate dinner and visited some more. The food was just as great as always and there was plenty to go around.





We have had few freezing days since 2009 but don't be caught unaware. Keep in mind these basic rules:

- *Disconnect hoses from faucets*
- *Keep thermostats set no lower than 50°F*
- *Monitor unoccupied homes*
- *Update contact information with SP security*
- *Keep five digit address visible from street.*

Surf Pines Association

Board

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Vacation Rental	To be determined			

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